



Town of New Windsor

OFFICE OF THE PLANNING BOARD
WEDNESDAY, DECEMBER 8, 2004 — 7:30 PM

TENTATIVE AGENDA

RECEIVED

DEC - 7 2004

TOWN CLERK'S OFFICE

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES DATED: OCTOBER 13, 2004

MOBILE HOME PK REVIEW:

- a. SILVER STREAM MOBILE HOME PK – BIVONA LN

PUBLIC HEARINGS:

1. **TPS SOIL RECLAMATION – SPECIAL PERMIT AMENDMENT (04-32)** Proposed change in hours of operation

REGULAR ITEMS:

2. **BENEDICT POND, SATTERLY & MC CASTER L L CHG (04-35) RILEY RD** Proposed residential lot line change for easements for Benedict Pond SP. (DI NARDO)
3. **BENEDICT POND SITE PLAN (02-30) MT. AIRY RD** – Proposed Senior Housing project (DI NARDO)
4. **BRIARWOOD SUBDIVISION (01-60) MT. AIRY RD** – Proposed 50-lot residential sub. (DI NARDO)
5. **P & J PROPERTIES, LLC (04-33) - MERTES LANE** – Proposed site plan for storage buildings and addition to existing construction building site (TAROLLI)
6. **NORTH PLANK DEVELOPMENT LLC. SITE PLAN (04-34) TEMPLE HILL ROAD** Proposed site plan for new building construction of 7,200 s.f. and 10,200 s.f. office/retail building and site improvements. (SHAW)

DISCUSSION

7. **DENHOFF DEV(88-63) WINDSOR HWY (SHAW)** Seeking permission for minor site work.
8. **HUDSON VALLEY RECYCLING (PLOTKIN SITE) – RIVER ROAD**

CORRESPONDENCE:

- a. **KIELLY EST SUB (03-01) LAKE RD**–Request for extension of Prelim Appr granted June 9, 2004

ADJOURNMENT

(NEXT MEETING –JANUARY 12, 2005)

TOWN OF NEW WINDSOR

PLANNING BOARD

DECEMBER 8, 2004

MEMBERS PRESENT: JAMES PETRO, CHAIRMAN
RON LANDER
JERRY ARGENIO
THOMAS KARNAVEZOS
NEIL SCHLESINGER

ALTERNATES: ERIC MASON
DANIEL GALLAGHER

ALSO PRESENT: MARK EDSALL, P.E.
PLANNING BOARD ENGINEER

MICHAEL BABCOCK
BUILDING INSPECTOR

ANDREW KRIEGER, ESQ.
PLANNING BOARD ATTORNEY

MYRA MASON
PLANNING BOARD SECRETARY

REGULAR MEETING

MR. PETRO: I'd like to call the December 8, 2004,
meeting to order. Please stand for the Pledge of
Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

APPROVAL OF MINUTES DATED: OCTOBER 13, 2004

MR. PETRO: Motion to accept the minutes dated October 13, 2004?

MR. ARGENIO: So moved.

MR. LANDER: Second it.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MOBILE HOME PARK REVIEW:

SILVER STREAM MOBILE HOME PARK

MR. PETRO: Mike, has someone from your department been there? Do you have any comments? This is for a one year extension of approval.

MR. BABCOCK: Yes, we have, Mr. Chairman, everything's fine there.

MR. PETRO: Do you have a check for \$670 made out to the Town of New Windsor? Motion for one year extension.

MR. ARGENIO: Motion for approval.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant one year extension to the Silver Stream Mobile Home Park.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

PUBLIC HEARINGS:

TPS SOIL RECLAMATION - SPECIAL PERMIT AMENDMENT (04-32)

Mr. Alexander Bedetti appeared before the board for this proposal.

MR. PETRO: TPS Soil Reclamation special permit amendment. Proposed change in hours of operation. The application proposes changes to the previously approved hours of operation for the facility. The application was previously discussed at the 27 October, 2004 planning board meeting. The application is here tonight for a public hearing, does not propose any modifications to the site plan or improvements, as such, there are no technical issues regarding this site or the application. It would appear that the areas of interest are limited to the issues involved in expanding hours of use, potential impacts associated with same. The board should verify the SEQRA status for this application. I assume Mark by that you mean that we have done it before, it's already in place, we're not affecting it as far as changing the application other than we're extending the hours so someone can say that now's there's pollution and therefore we have to take a good look at it.

MR. EDSALL: Yes.

MR. PETRO: Any technical items are identified, we'll look them over.

MR. BEDETTI: I'm representing TPS Soil Reclamation requesting a minor change for a special permit. The only changes that are being requested are to add 5 additional hours Monday through Friday, no added truck traffic.

MR. PETRO: What's that from, when to when?

MR. BEDETTI: We operate now from 6 a.m. to 10 a.m. Our New York State permit allows us to run actually till 3 a.m. We're just limited by New Windsor special permit, which is the actual 5 hours.

MR. PETRO: So you're going to go from 10 p.m. to 3 a.m.?

MR. BEDETTI: From 6 a.m.

MR. PETRO: DEC permits states that's when you can operate?

MR. BEDETTI: Yes.

MR. PETRO: Tell us about the truck noise, if I'm in the house at 11:30--

MR. BEDETTI: My hours that I work 7 a.m. to 5 p.m. that's not changing, no added truck traffic, traffic is not going to change during those hours as of, our permit only allows us to accept trucks from 6 a.m. to 6 p.m. in our, with our New York State permit, I'm not working 12 hours a day.

MR. PETRO: Permit only allows until 6 p.m. that eliminates the truck noise, you don't have trucks after, my question really is irrelevant, right?

MR. BEDETTI: Yes.

MR. PETRO: No trucks?

MR. BEDETTI: That's correct.

MR. PETRO: What else would, again, the noise, what affect could it possibly this possibly have other than noise, you're going to be burning the dirt obviously during those midnight hours?

MR. BEDETTI: Yes.

MR. PETRO: That doesn't produce noise?

MR. BEDETTI: No, at this time, TPS and the town has done noise studies, all noise studies have been inconclusive because at the property edge there's no noise.

MR. PETRO: Just make sure in the minutes that you have that very clear that the applicant is stating that his DEC permit does not allow truck traffic after 6 p.m.

MR. SCHLESINGER: Is that five days?

MR. BEDETTI: That's actually Monday through Saturday but we don't accept on Saturdays.

MR. PETRO: This is a public hearing, do any members want to say anything before I open it? Why don't we open it up, see what I have. On the 17th day of November, 2004, 34 addressed envelopes containing the public hearing notice were mailed out. If someone is here who'd like to speak for or against, just make a comment on this application, please be recognized by the Chair, come forward, state your name and address and your concern. Is there anyone out here who'd like to speak?

MR. COLSON: John Colson, 17 Coffee Avenue, New Windsor. I live diagonally across from the plant and you hear noise up until the 10 o'clock, the truck, not trucks delivering but you've got the heavy equipment that takes the dirt in and out of the building, all right, I've lived there for 21 years and since that place has been put up, I can hear the vibration and the noise from the plant in my house with the windows shut. And so when he says it's not going to increase noise, I have to get up at 6 o'clock in the morning to go to work now, I go to bed at 9 o'clock, now they close at

10 Monday through Friday, they want to extend the hours to 3 o'clock in the morning Monday through Friday, that's unacceptable. I have a hard enough time getting a good night's sleep with the rest of the truck traffic, let alone the noise of the trucks. Come to my house with the windows shut and you try to get a good night's sleep, besides the dust and dirt that's always there and that's a given because the dirt is uncovered and everything else with all the wind from the river you can't have the windows open during the summertime, I have to have the air conditioner on to drown out the noise so I'm opposed to these operational hours being extended at this point.

MR. PETRO: Thank you. Anyone else?

MR. PROKOSH: My name is Dale Prokosh, I live at 15 Collin Avenue, New Windsor and I overlook the plant and every day I could see smoke coming out of the chimney. Now I was told you're not supposed to see anything.

MR. PETRO: Mr. Bedetti, if you want to answer that.

MR. BEDETTI: Yeah, my suggestion to you is when I took over five years ago, I have initiated an open door policy, what you're seeing is actually not smoke, our exhaust is that square stack that's on the roof.

MR. PROKOSH: That's where I see the smoke.

MR. BEDETTI: You actually see the constant coming out from the round pipe that's next to it, that's all that is.

MR. PROKOSH: That's steam, I know that, I operated steam boilers for 25 years so I know what steam looks like and smoke.

MR. BEDETTI: I'm there 10, 12 hours a day, the only time you may see anything come out of the stack, it's

no different than starting a diesel truck in the morning, at initial start-up you get your puff, no different than every truck driver starting a diesel truck, once it fires off, that stack that you're seeing is running at 1,550 degrees and monitored with a constant, and monitored by the DEC, it's physically impossible to put out smoke at 1,550 degrees unless it's malfunctioned which at that point the DEC would know and it's monitored.

MR. PROKOSH: I'd have to actually probably get a video camera and record this.

MR. BEDETTI: You're welcome to come down to TPS, we have an open door policy, now, if you'd like to come down and actually come through the site and view everything, you're totally welcome to come down there.

MR. PROKOSH: I know when you first moved there you had a smaller stack, the smoke was terrible, the smell, just a bad neighbor.

MR. BEDETTI: I don't--

MR. PETRO: Let's not debate, he's saying it is, he's saying it's not. We're not getting anywhere. We'll take a look but it's DEC regulated so whatever is coming out of there it's not, the Town is not going to measure and check it out.

MR. PROKOSH: I wonder why initially when they proposed that facility that I didn't get a letter in the mail like I did now asking me what I thought of that moving in there, they never mailed me a letter.

MR. PETRO: Well--

MR. PROKOSH: How did that happen?

MR. PETRO: I don't know.

MR. PROKOSH: How did they install the plant there without sending letters to local residents before?

MR. PETRO: I think we did send them, yours could have gotten lost, I don't know the answer to your question but the letter, obviously there was a public hearing and they were mailed out. If one got lost, I can't tell you, I mean, thank you. Anyone else? Motion to close the public hearing.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the TPS Technology site plan amendment on River Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I'd open it back up to our board for further discussion. I will tell you myself I can't understand the reason to go passed 10 o'clock at night in the town for any type of business, especially this kind of business, I mean, the heavy equipment this fella makes a very good point, you know, I know that there you say it's not loud but obviously you're awake and you're working and it's not as loud as somebody that's in bed trying to sleep to go to work tomorrow. Mike, is there anywhere, I know it runs at certain times for businesses to make noise, I know you can't

work cement on Sundays and there's certain things that you can and can't do, we have noise ordinances, correct?

MR. BABCOCK: Correct.

MR. PETRO: And working time in the Town?

MR. BABCOCK: That's correct.

MR. PETRO: Is this affected by that in any way? Mark, do you want to look at that? Any of the other members have any comments?

MR. SCHLESINGER: I have a question, Jim, I have never been down at the plant but for my benefit and for everybody's benefit, can you quickly between 6 a.m. and 3 a.m. tell me what, the trucks bring in the dirt until five or six o'clock whatever time it is, what happens after that?

MR. BEDETTI: They just continue to run the plant, the trucks coming in, are just delivering the dirt.

MR. SCHLESINGER: I understand that but how does the plant operate? In my mind, I have a picture that the dirt is dumped in one area and then it's got to be moved to a different area, just give me a quick picture.

MR. BEDETTI: At this point and over the last several years TPS has been, we have a 77,500 cubic yard capacity 12,500 tons of which we only process 400 ton a day, so the trucks really don't play any part in it, all they do is just keep the stockpile going, as far as the guys just all that you have is one loader putting dirt in the hopper once every 20 minutes.

MR. SCHLESINGER: You have one loader going to the pile moving the dirt to the hopper?

MR. BEDETTI: Yes.

MR. SCHLESINGER: And he does it every 20 minutes and it's the type of truck that's a pretty big, when it backs up you hear beep, beep, beep type thing?

MR. BEDETTI: Yes, they have been muffled to accommodate.

MR. SCHLESINGER: This man brought up a point, I mean, and that's why I'd like to get an idea if it's 10 trucks doing it, one truck.

MR. BEDETTI: It's actually--

MR. PETRO: It's a loader.

MR. BEDETTI: Actually just one loader, we cease screening at five or six o'clock at night, there's even no need for my loader operator to be in the loader other than once every 20 minutes, 25 minutes to pick up one bucket and put it in the hopper. So as far as loaders running around and running in and out that really doesn't take place.

MR. SCHLESINGER: Thank you.

MR. PETRO: What do you have there, Mark or Mike?

MR. EDSALL: We've looked at it and based on the information that we saw when it was initially reviewed I don't believe they're exceeding the noise ordinance for non-residential zones is what the problem is.

MR. BABCOCK: We have been there and tested it and every to my knowledge there's been no, you know, the part that you're talking about Jim was construction thing and that's not what this is considered, it's a business that has to abide and there's so many decibels

at a certain time of the day and my knowledge is that they meet every one of those, that's the purpose of the special permit for this board to determine what the hours of operation should be.

MR. PETRO: Special permit is issued by this board so I would make, I would go one or two ways here, one I'm not inclined to do a final approval tonight myself, of course, I'm one in five members here, so I would say we can do nothing and I do want to go down and see it for myself, bring a couple members and I want to see and hear this loader and I might take a ride down there later at night with a couple of the members or if you feel that that's sufficient and the members feel differently we can do a trial basis because it is a special permit and go three months and try it out we'll see how this fella sleeps, if other people call up, it's a special use permit and then we cannot reissue the special use permit or call you back and then deny it. I think probably both would be a good idea, I think what we'll do is we won't take any action tonight, I want to come down and just kind of take a look and hear it, we'll schedule you for the next meeting. By then, we'll have our information, then we can still as long as it's borderline, if we hear some crazy stuff then but I don't think that's the case, you're telling us the DEC measured it, the Town's measured it, but we have a couple people that aren't happy so we can take a look at it at that time, we can then go forward for a few months at a time, see how it goes, if we get many complaints, we can always look at it again. And it's better than saying no, sounds like as long as everything's in order and it's not crazy down there we can try it out for a few months. We may find out it's not as bad as he thinks and he sleeps through it all, we don't want to shut down the whole project just because somebody is saying, I'm not saying I don't believe you because I'm sure you're hearing something, you wouldn't come here and say you're hearing something for no reason.

MR. EDSALL: The issue of the exhaust it might be beneficial if you have had no air discharge violations and if all your records are coming up good from DEC why don't you make a copy of those and submit a stapled package to Myra for the record to show that there has not been a violation with the operation.

MR. BEDETTI: No problem.

MR. PETRO: That's in reference to your question, Mr. Prokosh, so we'll have that on file if you'd like to take a look at it, it will be her probably within 30 days we'll have it but because we're going to not have a meeting again this year, it will be the first Wednesday, second Wednesday of January, we'll see you then. Thank you.

MR. ARGENIO: I want to ask one question before you leave, does the loader operate indoors, outdoors or combination of both?

MR. BEDETTI: Okay actually combination of both, for the most part it's indoors, when they do shut down, they actually go out behind the building and after soil has been processed they'll take some out at night just to allow a little bit of room for--

MR. ARGENIO: On the river side?

MR. BEDETTI: Yes.

MR. PETRO: We normally take action, we don't like to prolong but I want to do this knowing I'm doing the right thing instead of thinking I'm doing the right thing.

MR. BEDETTI: You're welcome to come down any time.

MR. PETRO: Thank you.

REGULAR ITEMS:

BENEDICT POND, SATTERLY & MC CASTER L.L. CHANGE (04-35)

Robert DiNardo, Esq. and Mr. Tony Danza appeared before the board for this proposal.

MR. PETRO: Mark, if we're to go forward with this, this has nothing to do with the site plan or--

MR. EDSALL: Well, they are tied together and I have talked to the applicant and they know they've got some work to do on the plans, they're intent to make sure that the board's comfortable with where they're headed toward coming back in January and getting everything finalized.

MR. PETRO: Let's skip number 2 and I want to go to number 3, I don't want to waste time on that because we're not going to take action, we can go over it briefly when we do have the site plan. For all the members, Mark's gone over this, it's just too many comments to be addressed by him and the board so we're not taking any action tonight, this is going to be for information purposes only. The applicant's already talked to Mark, we're going to do what we need to do and that's the reason I skipped over the lot line change. If we're not taking action, I don't need to see it.

BENEDICT POND SITE PLAN (02-30)

Robert DiNardo, Esq. and Mr. Tony Danza appeared before the board for this proposal.

MR. DINARDO: It's 120 units, we've gone through a number of technical revisions, the water review is within the health department, they have given us their first set of comments and we have resubmitted, we have gone through the SEQRA process, again, understand Mr. Edsall has comments, we haven't seen them but we have had some preliminary discussion, apparently, there's as I understand it in the nature of a punch list and we're primarily here just because we haven't been here in a while. We can bring you current, get Mr. Edsall's comments and what we think is appropriate, we'll take his comments, we'll make the revisions and we don't expect you to take any action tonight, we'd like if you could bring us back in January.

MR. PETRO: When there's this many comments, I feel like I'm engineering your project, let me ask you a couple questions. The whole project has sidewalks on one side of the road?

MR. DANZA: Yes.

MR. PETRO: You didn't have a problem with that, did you?

MR. DINARDO: No.

MR. PETRO: Does the whole project have lighting, street lighting?

MR. DINARDO: Yes.

MR. PETRO: Did you find that unnecessary or was there a problem with that?

MR. DANZA: No, no problem.

MR. DINARDO: I think it's an amenity.

MR. DANZA: Private roads, we have walking paths that are illuminated, we have sidewalks on the one side, we have no problems with any of those issues.

MR. PETRO: You're just answering questions that I need to hear from a few applicants.

MR. ARGENIO: What's your market research tell you that they want the lighting or they don't?

MR. DANZA: They want it.

MR. SCHLESINGER: You have sidewalks on one side?

MR. DANZA: Yes.

MR. PETRO: You have a walking path?

MR. SCHLESINGER: No, it's a senior housing project.

MR. DINARDO: Right.

MR. DANZA: It's an active adult senior project, what they call an active adult project, it's the beginning stages, 55 or older which when I started this project I didn't make but now I do.

MR. PETRO: You may be dead by the time you're finished, things could take a long time.

MR. DANZA: Just hope that I'm not into the next realm by the time we're done.

MR. PETRO: That's a path around the pond, what's that yellow dot?

MR. DANZA: Gazebo.

MR. PETRO: There's another one up on the other end?

MR. DANZA: Yes, on that end shortened is the pool and clubhouse, walk up to here another gazebo and little fishing dock, passive recreation, the lighting, it's a security issue, I want to come in and see where they're parking.

MR. PETRO: And the other amenities here you have the pool I see tennis court.

MR. DANZA: Yes.

MR. PETRO: Clubhouse?

MR. DANZA: Clubhouse, pool, walking paths, gazebo.

MR. EDSALL: With your amenities I had a couple items I wanted to try to give the applicant some direction on, one of them was I thought Tony maybe you can show them where it is, there's a shuffle board and bocci ball area that's kind of freestanding right next to the road, I wondered if that would be better located kind of over to the northeast near where the gazebo was or get it away from the road cause right now, it's just sitting up, if there's a better place that the board would think that could go.

MR. PETRO: Well, it's centrally located more where it is, that's the start, if it's up on that end, somebody up where his hand is is going to have a long road.

MR. EDSALL: Just a tremendous amount.

MR. PETRO: It's too close to the road you're saying?

MR. DANZA: I can tell you how it got there, at the public meeting, there was concerns about the amenities,

the pool and the clubhouse so we pulled it out of that area and brought it over here, that's how it got here, like ideally it would be over there but we didn't want to infringe on, the public had mentioned it, that's why we did that.

MR. DINARDO: The neighbors thought it was too close.

MR. DANZA: I can put it near the gazebo, that's what Mark is saying, that may make some sense because it brings it away from that unit, it brings it in an isolated area and people can sit in the gazebo while somebody else is playing.

MR. EDSALL: Gets it away from the road and up where there's some seating.

MR. DANZA: Shuffle board and bocci ball, some bocci players yell and scream.

MR. EDSALL: And you can take shelter in the gazebo if somebody gets carried away.

MR. PETRO: What's there, right there? Go further down?

MR. DANZA: We put, it's all visitor parking, you've got throughout the site you can see we've got visitor parking scattered throughout the site, it's just visitor parking.

MR. PETRO: Where are the garbage centers?

MR. DANZA: The garbage centers are dispersed through the site, Mark recommended that I look at the recycling type of center with a structure that's what we're doing here, I forgot the name of the project.

MR. EDSALL: The board clarified that's the type they want so you're right on target, why don't you point out

where they are, I believe there's a total of five.

MR. DANZA: Yes, they're dispersed through the site, here's one now, I have to find them.

MR. EDSALL: There's three on the left and two on the right, you think five is enough, Mr. Chairman?

MR. PETRO: I'll leave up that up to you. How far are they going to walk to get there is the thing.

MR. DANZA: We put them through the site, we tried to hide them and I think we looked at the Washington Green.

MR. PETRO: Surprised there's not a code for that walking distance.

MR. ABBEY: It's good exercise.

MR. GALLAGHER: Washington Green has three trash receptacles with six dumpsters in each one plus the recyclable bins, so you have, there's 18, I believe there's 18 dumpsters plus the recycleables.

MR. EDSALL: This has five centers which will have multiple dumpsters in each.

MR. DANZA: I think we looked at that.

MR. ABBEY: Is this separated as far as phases or is this all one project?

MR. DANZA: All one project.

MR. ABBEY: So anybody in this project can put their garbage in any one of the dumpsters basically?

MR. DANZA: Yeah.

MR. GALLAGHER: That's up to the homeowner's association, I know Washington Green we can't.

MR. PETRO: I don't see anything wrong with that.

MR. EDSALL: It's better, we don't get the complaints they're in my dumpster.

MR. PETRO: You have a lot to do, I don't want to keep going over and over it, it looks good, we've seen it a number of times, whatever Mark's comments you have four pages, I think.

MR. DINARDO: You'll have your regular two meetings in January?

MR. PETRO: Correct, if you're ready, you'll be on.

MR. DANZA: What we'd like to do if possible with the developer here, lot line change deals with the looped for the water, that's McCaster-Satterly lot line change, if I can move on that tonight.

MR. PETRO: It won't affect anything, we can do it prior to the site plan at the next meeting.

MR. DANZA: Just one thing off.

MR. PETRO: We'll do it then because it's not going to change anything, we'll just do that first, brings us up a little bit to speed and it will be over in 10 minutes.

MR. DANZA: Thank you.

BRIARWOOD SUBDIVISION (01-60)

Robert DiNardo, Esq. and Mr. Chris Kirwan appeared before the board for this proposal.

MR. PETRO: Subdivision involves subdivision of 3 tax parcels covering 42.8 acres into 50 single family residential lots. The plan was previously reviewed at the 24 October, 2001 planning board meeting.

MR. EDSALL: Mr. Chairman, it's actually 42, my first comment has the correct number, the lead-in is based on the old plan.

MR. PETRO: It's 42 single family?

MR. EDSALL: It's 42 as noted in my first comment where I updated that but not the other.

MR. PETRO: This says October, 2001 planning board meeting, where have you been since then? What's been happening?

MR. DINARDO: We have been working on a number of things since then.

MR. PETRO: Three years and two months?

MR. DINARDO: Is your district extension application, for example, was with the Town for about a year before we got a reaction to that. We also had to obtain sewer which we have done through the Majestic entity. We also had to deal with the water plant, the water moratorium rather and there was some uncertainty for a period of time in terms of what the lot size requirements would be, whether or not we would be able to put in dry lines and size in as if we had water and sewer or size it at based on individual wells which is what we've had to do, even though Chris has put some money in the ground in anticipation of the public water

at last count it appeared that he can't really couldn't do that for sizing purposes so the lots are sized for individual wells. Those are our, some of the items which have delayed us.

MR. PETRO: You have three pages of comments.

MR. DINARDO: I haven't seen them.

MR. EDSALL: Mr. Chairman, what I did on this was I know that they're working against the fixed deadlines so in an effort to try and help them identify all the areas where they need to provide additional information and address issues on the plan I went through as close as I could to generate as complete a list as early as possible so that's why this seems to be quite a long shopping list but I think I'm doing that for the goal of trying to help them move along quickly.

MR. PETRO: Well, I'm not going to go over all these things.

MR. EDSALL: No, I think the intent was just for them to come in and do two things, let you be aware of the new layout resultant from the 32,607 square foot lots and number 2, let you know that they have these issues to go over and are coming back, I believe hopefully in January to seek authorization to have a public hearing begin if they've got everything resolved.

MR. PETRO: Well, you know what we can do if you want to speed it up cause I know you're under a timeframe, we'll authorize a public hearing for this night but Myra's not going to schedule it until Mark says that this plan is ready to go, we need to have a plan not with four pages of or three pages of comments because why show the public a plan that you're going to change that drastically, no sense of having a public hearing, might as well schedule another one, when the plan is ready and meets all these comments Myra can then

schedule a public hearing without coming back here first, that will save you some time in our effort to get this done before the zone change.

MR. EDSALL: What I'm going to need if you can get to us as quickly as possible copies of that front overall subdivision plat and 8 copies of the full EAF.

MR. DINARDO: Eight of each?

MR. EDSALL: Folded in pairs of sets, we can use that to make a lead agency circulation.

MR. DINARDO: That wasn't done before or you want to do it again?

MR. EDSALL: I can't find it in the record cause I only have you down for coming in October, 2001 and there's been a lot of discussions and workshops since then but I don't think we've done anything formal.

MR. DINARDO: Eight copies of the first page and eight copies of the long form.

MR. EDSALL: Set up in packages, we'll get that out as quickly as possible.

MR. PETRO: Why is the City of Newburgh interested?

MR. EDSALL: Because it's near Brown's Pond, it might be in their watershed.

MR. DINARDO: You want the board to declare their intention?

MR. EDSALL: Authorize distribution of the coordination letter and indicate your intent to assume lead agency.

MR. PETRO: Still schedule a public hearing.

MR. EDSALL: Well--

MR. PETRO: If we don't hear back in the 30 days, it's going to be after that.

MR. EDSALL: We're going to look to have that resolved before they have the public hearing.

MR. PETRO: Motion to authorize lead agency coordination letter.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize lead agency coordination letter for Briarwood major subdivision on Mt. Airy Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Entertain a motion to have a public hearing for the Briarwood major subdivision.

MR. ARGENIO: But not schedule it.

MR. PETRO: But not schedule it until it's ready to go on.

MR. EDSALL: The public hearing is mandatory so you're just authorizing to schedule.

MR. ARGENIO: What triggers the scheduling, Jim?

MR. PETRO: When Mark says it's okay.

MR. ARGENIO: Mark will trigger it.

MR. EDSALL: I'll check it at the workshop.

MR. ARGENIO: I'll make the motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize the scheduling of the mandatory public hearing for the Briarwood major subdivision on Mt. Airy Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

P & J PROPERTIES, LLC (04-33)

Mr. Al Mecurio and Mr. John Leinette appeared before the board for this proposal.

MR. PETRO: Application proposes storage building canopy and shed at the existing site. Some additional site modifications are also proposed. Plan was reviewed on a concept basis only, PI zone, you'll need to verify the previous use classification. Do you think this will be a problem with zoning?

MR. EDSALL: No, to be honest with you, I couldn't get my hands on this file today and I couldn't figure out how it was classified back when it was approved the first time.

MR. PETRO: It's four separate lots, do you plan on combining the lots?

MR. LEINETTE: Yes, we are.

MR. PETRO: Because right now by having the 4 lots Mark when you look at this problems come up with setbacks or anything?

MR. EDSALL: I think they would.

MR. PETRO: So we can eliminate that by combining the lots then they wouldn't have the problems and have to go to zoning.

MR. EDSALL: Yes.

MR. MERCURIO: They're going to be combined, presently, we have four parcels and they'll be combined as one tax parcel, these parcels were actually residue when New York State Thruway was built, these parcels actually fronted on Riley Road with houses and Thruway was built severed this and left these three parcels.

MR. PETRO: You understand that before I sign the plans the lots all have to be so noted, right?

MR. MERCURIO: Yes.

MR. PETRO: If not it will be non-conforming setbacks.

MR. MERCURIO: Basically this proposal, property is on Mertes Lane, it's 4.399 acres owned by P & J Properties, Inc., it's an existing building, a metal building, there's a proposal of a 50 x 50 building with a concrete pad.

MR. PETRO: Where is the pile of dirt?

MR. MERCURIO: Pile of dirt right here, stockpile.

MR. PETRO: Still there now, is this the old Clean Earth property?

MR. BABCOCK: No, again, this is the old Schmidt and Buhl property at the end of Mertes Lane on the right-hand side, Mr. Chairman, yes.

MR. PETRO: What's the use?

MR. LEINETTE: We have a construction company, it's repair of equipment, storage of equipment, we just need a little more space.

MR. PETRO: Where are the new buildings that you want to build?

MR. MERCURIO: This is not a building, this is a concrete pad attaching it with the wood frame canopy.

MR. LANDER: Now, the WLB wetlands buffer, is that what that signifies?

MR. MERCURIO: This is the end of the wetland, this is the buffer, the building that the existing building is within the buffer, the proposed building is in the buffer, we presently have an application before the DEC to obtain a permit for these two additions.

MR. LEINETTE: Basically we haven't changed the land at all, what happened was the wetlands boundary line is over a hundred feet, when Schmidt and Buhl built the property and over the last five years I believe there's a beaver dam or something blocking water when they came and did the wetlands survey the water had moved closer to our boundary line, our land raised about 3 feet and gravel has, it's been gravel for 20 years so we're not into the wetlands at all.

MR. MERCURIO: We had the previous map, Schmidt and Buhl map indicates that the wetland is a hundred foot from where the existing wetland is now, because of the water being raised by the beavers or what it has pushed it up to this bank thereby pushing the buffer further into this lot, you can ride down this lane, Mertes Lane and you can see how high the water is.

MR. ARGENIO: What are you going to do when they build another beaver house?

MR. MERCURIO: Call the DEC and have them removed.

MR. PETRO: You've got to add a note on the plan where it says proposed 8 inch concrete slab wood frame canopy ends open, put not to be enclosed, basically it's a 50 x 50 storage building is what you want to build?

MR. MERCURIO: Correct.

MR. PETRO: New building, that's the newer building?

MR. MERCURIO: Yes.

MR. ARGENIO: Wait a second, there's also there's two 50 x 50 buildings.

MR. EDSALL: Another one in the back left corner.

MR. MERCURIO: It's proposed, it's an open shed.

MR. ARGENIO: So the one in the front is closed and heated, electric and the one in the back is three sided?

MR. LEINETTE: Just a pole building to store things under, put topsoil.

MR. LANDER: Concrete floor?

MR. MERCURIO: Yes.

MR. PETRO: Also on that one you should put not to be enclosed. What happens later somebody says well, everybody's gone, they may enclose it. Where is all the parking and handicapped? Where is your bathrooms, you know, and then you have a problem. This way we have it on the plan and that's the end of it. We have fire disapproved on 12/8/2004, gate to have a minimum 15 foot clear opening for fire department access, show fire lane and 25 foot paved access along west side, proposed 50 x 50 storage building, that's the one you're talking about, you need access to that building for the fire department one we were just talking about in the back.

MR. ARGENIO: Is he referring to the front of the building? What's he referring to?

MR. PETRO: It says show fire lane in 25 foot paved access along west side proposed 50 x 50 storage building to permit fire department access to rear of property.

MR. BABCOCK: Once they consolidate the lots they should have that, without the lots, they wouldn't probably have the 25 foot from the corner of the new building or just they just, yeah, they would just have 25 foot.

MR. EDSALL: When the lots are combined, they have plenty of room to do what they want to do.

MR. MERCURIO: So their concern is right here you're saying?

MR. PETRO: He wants a paved driveway.

MR. ARGENIO: I wanted to make sure his concern wasn't in the front where it's not controlled by anybody.

MR. BABCOCK: The gate you understand?

MR. LEINETTE: Yeah, the gate, it's a wide gate, it's more than that now.

MR. BABCOCK: Apparently on the plan it's not showing that, it does show 25 feet.

MR. EDSALL: It's about a 25 foot gate.

MR. MERCURIO: It's almost 45 foot, there's a distance on the plan showing the distance from the corner of the building to the corner of the property.

MR. BABCOCK: Gate in the fence.

MR. EDSALL: If these posts are right, it's about 25 foot wide.

MR. MERCURIO: So you want these gates to move to be assured that it's 25 foot.

MR. EDSALL: Twenty-five is what he wants.

MR. PETRO: Gate to have a minimum 15 foot clear opening.

MR. EDSALL: Fifteen foot.

MR. ARGENIO: Show it as 15 feet.

MR. BABCOCK: Are you saying that the, that's asking for--

MR. PETRO: Show fire lane and 25 foot paved access along the west side proposed 50 x 50 storage building.

MR. BABCOCK: We should have the applicant contact them directly and where he wants this.

MR. PETRO: I just said that, he's got the letter now. If I were you, I'd go talk to the fire inspector and try to work this out with him, when I see approved over here, we don't have to discuss it anymore. I don't think it needs to be paved all the way but you have to talk to him about that.

MR. PETRO: Where is all the parking, is it all paved?

MR. EDSALL: Front area is, yes.

MR. PETRO: Existing paving now.

MR. MERCURIO: That's correct.

MR. PETRO: And you're going go stripe each.

MR. MERCURIO: We show nine parking spaces, that's the requirement of the existing and proposed buildings.

MR. PETRO: When you say proposed back building also even though there's a shed there's no parking?

MR. EDSALL: No.

MR. ARGENIO: I don't think there's a requirement.

MR. PETRO: I just said that, okay.

MR. MERCURIO: Parking calculations are right here on the plan so noted.

MR. PETRO: We need to issue a lead agency coordination letter for this also, Mark?

MR. EDSALL: Yes.

MR. PETRO: Entertain a motion.

MR. ARGENIO: I'll make the motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare lead agency coordination letter for the P & J Properties site plan amendment on Mertes Lane. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: If you can get a couple copies of maybe three or four copies of the plan plus the EAF in to Myra we can use those for circulation. It's easier to have a public hearing than to waive them, you have it and you're done forever, especially there are, Orange County Planning Department has to review all these

plans so it's going to have to go there. You're aware of that, correct?

MR. MERCURIO: Yes.

MR. EDSALL: We can go forward on that at the same time.

MR. PETRO: You're getting the fresh water wetlands cause you're in the buffer zone so you're working on that.

MR. MERCURIO: Correct, applied for a permit.

MR. PETRO: I think in the meantime why don't we just, we're going to schedule a public hearing, it's not a big deal, we're not going to be holding you up our public hearings are also our regular meeting so it's not like you're wasting time and I think it's a good, you've heard if there's somebody there that has a comment to get it out, we used to do less, now I'm doing more because it's just a lot of times becomes a none-issue and it's best for everybody. Motion to have a public hearing.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded to schedule a public hearing for P & J Properties on Mertes Lane. Any further discussion? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE

MR. PETRO

AYE

MR. PETRO: I'd like to see this fire business cleared up before the public hearing because if is someone here, I'd like to give them real answers, you have that letter, contact the fire guy, get that resolved, give him what he wants on the plan. Mark, what else do you need to have the plan cleaned up?

MR. EDSALL: I'm just going to verify the use compared to the old plan, make sure there's no other issues, it's not a big deal.

MR. MERCURIO: And comments you made tonight we'll make those changes also.

MR. PETRO: Very good. You have a couple additions to the notes not to be enclosed.

MR. MERCURIO: Right.

MR. PETRO: Both buildings. Thank you.

NORTH PLANK DEVELOPMENT LLC SITE PLAN (04-34)

Mr. Gregory Shaw from Shaw Engineering appeared before the board for this proposal.

MR. PETRO: North Plank Road, proposed site plan for new building construction. Fran, I am not involved in this application, although the principle of North Plank is one of my business associates, I have no affiliation with this company whatsoever. I want to get that in the minutes. So I will sit here and run the meeting.

MR. SHAW: Thank you, Mr. Chairman. Very briefly the parcel is on the west side of Temple Hill Road just north of the Five Corners, it's more situated between Strober King and also the Orange County Ironworks. It's a 3.0 acre parcel located in the C zone. We comply with all aspects with respect to your zoning with the site plan that's before you and as you mentioned we're providing, we're proposing two buildings on this site, the first building which is closest to Temple Hill Road will be 7,200 square feet and the building furthest removed will be 10,200 square feet. We will need a highway entrance permit from the New York State Department of Transportation, that's also Route 300. The plans that have been submitted to the board are complete with respect to all the utilities, landscaping, lighting, erosion control. In the rear of the property we have constructed a considerable storm water management facility to mitigate the impacts from the increasing of the site and to an impervious surface. So very briefly, that's an overview and I will answer any questions you may.

MR. PETRO: I'm going to go right to one that Mark made and I think Mark you're just bringing this up, you're not really suggesting either way cause I kind of like the way he's drawn this with cross hatches, I'll tell you one main reason is snow plowing when you put the concrete that this one by building 2 in the back this

cross hatch that's sticking out in the middle of nowhere and you just make a concrete bumper, remember the one down here by the school everybody kept hitting, well, you see all the cross hatches on the plan.

MR. ARGENIO: Item 2 built one.

MR. PETRO: Mark is saying neighbor they should be made out of concrete, I don't think you're insisting.

MR. EDSALL: There's pros and cons, the advantage of it it creates a pocket where the cars park separate or isolate pedestrians or cars from through traffic or trucks whatever maybe coming to the site every time it snows that idea goes right in the trash basket.

MR. PETRO: Just from just a practical one see the one over here on the north would be better possibly if you are going to do that but this one stick out in the middle of nowhere, Ron, don't you remember we had down here by the school that concrete thing was out there and everybody kept having accidents, it was just sticking in the middle of nowhere, that's my idea.

MR. ARGENIO: My wife would drive over them in concrete during the day.

MR. EDSALL: I'll send her a copy of the minutes.

MR. ARGENIO: I think it's a good idea.

MR. PETRO: Any woman would. I'm only kidding, girls. All right, on to something more serious. I recommend that the connection to the sewer line to the Town system be within a manhole rather than a saddle.

MR. LANDER: Is this the area where they're clearing already?

MR. SHAW: There's two areas on Temple Hill Road, this

again as I said is by Strober King and the Ironworks, there's another parcel closer to Vails Gate which is substantially larger in size.

MR. ARGENIO: They're clearing one directly adjacent to Price Chopper, this isn't that one, this is the next one.

MR. PETRO: There's a 12 acre parcel.

MR. SCHLESINGER: They're working and clearing the land.

MR. PETRO: No, this is not the one, this is by Tuttle's big metal building that looks like it needs to be painted, then you go down a little further, it's the big one by Price Chopper.

MR. ARGENIO: It's not the one next to Price Chopper, it's the next one to the north.

MR. PETRO: This is a much smaller lot. Okay, next?

MR. EDSALL: Are you going to need a permit from DOT or existing access?

MR. SHAW: No.

MR. EDSALL: Then I think that comment 4 is correct, that we should eliminate 3.

MR. PETRO: We're going to take a motion to issue a lead agency coordination letter.

MR. ARGENIO: I'll make that motion we issue lead agency coordination letter.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the

New Windsor Planning Board issue a lead agency coordination letter for the North Plank Development LLC site plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Applicant should check with the water department to determine if a wet tap is necessary. Storm water pollution prevention plan should be submitted for review, I guess you have a system here.

MR. ARGENIO: Can I ask one question? Do you review that or does that go right to DEC?

MR. EDSALL: We'll review that, Pat Hines reviews it, does not have to go to DEC.

MR. ARGENIO: It does not have to go to DEC.

MR. EDSALL: I believe the site this size is reviewed locally.

MR. PETRO: Why do you give me that look?

MR. SHAW: I think Mark is correct.

MR. ARGENIO: Mr. Shaw, I don't know if he is or isn't, in my mind, I want to be clear that's all there is, no need to go any further.

MR. PETRO: We have municipal fire was approved on 12/8/2004 and he has a note which states the obvious that per Town Code both buildings will be sprinklered.

MR. SHAW: Absolutely.

MR. PETRO: Planning board should determine for the record this a public hearing being required, I will state right now that it will be and we will have a public hearing, I think the plan looks pretty good so we can schedule that once lead agency comes back.

MR. EDSALL: Why don't you authorize it?

MR. PETRO: We'll authorize it. Motion to authorize public hearing.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning board have a public hearing, authorize a public hearing for the North Plank Development LLC site plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Submittal of the application to New York State DOT will be required to the curb cut access, the applicant's engineer should verify whether the plans request OCDOH for the water main serving the buildings it has to go to Orange County Planning as of September 1, 2004 so we can send the plan off to there. Mark, can that go directly to Orange County Planning or wait for lead agency?

MR. EDSALL: No, Myra and I will send that out.

MR. PETRO: Let's go back to the site plan before we pack it up, the drainage, Greg, I want you to go over the drainage, I know you have a retention pond in the back of the property, you have a culvert system, I know you're going to submit a plan to Mark, I just want to know where the water's going myself.

MR. SHAW: Right now, all water flows to the west towards the railroad tracks of Conrail or New York Central lines as they're called on the plan. No storm water flows to the east onto the highway, so what happens is the water basically flows and it sits along the side of the railroad track, works its way down the track then it creases through a culvert under the tracks, keeps moving in a westerly direction. In post-development conditions, the water's going to have the same flow pattern except with us generating a lot of impervious area with respect to building and paving we have created a storm water management facility in the rear of the property which is going to collect the storm water and again let it flow from the site in a detained state where it does not exceed pre-development flows.

MR. PETRO: You have a fence I see, right?

MR. SHAW: Yes, we have a fence around it also.

MR. PETRO: Lighting?

MR. SHAW: There's a lighting plan included in the drawings and I believe--

MR. PETRO: Wall packs on the building and freestanding on sides.

MR. SHAW: Correct, you'll see even on the site plan

wall packs on the buildings, as you mentioned, and also in the individual poles.

MR. PETRO: Move them away from the curbs I would say 3 feet because they'll all be knocked over after the first winter, don't put them on the curb like that then you have the dumpster detail on the side. I have some that are three or four feet and they're still knocked.

MR. ARGENIO: I've knocked some of your poles over.

MR. EDSALL: Probably when you're snow plowing.

MR. ARGENIO: I have.

MR. PETRO: The dumpster detail's probably on the sheet somewhere and material is what, same material as the building?

MR. SHAW: Yes, masonry.

MR. PETRO: Is there two of them?

MR. SHAW: Yes.

MR. ARGENIO: What size is the sewer line discharge, six inch, I see.

MR. PETRO: You have eight foot wide concrete walk around the building, Ron, you should like that.

MR. LANDER: Very good. Are you going to have a drop curb in front of the handicapped access in the front?

MR. SHAW: What we're going to have is a ramp going up from the striped area to the sidewalk, the sidewalk--

MR. LANDER: Why won't you have the handicapped, you don't very enough room for the dropped curb for the handicapped access, no?

MR. BABCOCK: Start having problems with the cross slopes.

MR. SHAW: Thank you.

MR. BABCOCK: I like this, I know you don't like it for snow removing but it's--

MR. PETRO: Greg, you draw one of the few plans there's not much to look at.

MR. SHAW: Thank you. Can we get rid of some comments though?

MR. PETRO: No.

MR. SHAW: Okay, thank you.

DISCUSSION

DENHOFF DEVELOPMENT (99-63)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: This is at the base of formally Calvet Tool Rental. Real fast, we came in to this board maybe a couple years ago for a site plan to construct a retail building on the site. We were deficient with respect to parking. You referred us over to the Zoning Board of Appeals, we've got the variances and the variances have expired so we're really kind of at ground zero. Presently is an open application with this board, my client wishes to bring some fill to the site cause he's going to need it whether he's going to need it to develop the site period but because of your ordinances in New Windsor that once you make application to the board you need permission from this board to do any work on the site itself, that's why we're requesting permission from the board to bring in some material, put up some fill, excuse me, some silt fences and to fill some of the site.

MR. PETRO: You could have withdrawn the application and just did what you want to do.

MR. SHAW: We only do things the right way.

MR. PETRO: Why don't you just handle that? I don't think--do any of the board members have a problem?

MR. ARGENIO: No.

MR. PETRO: So Mike if you'd watch what they're doing, silt fencing goes up and work with Mike. Thank you. The board doesn't have any problem.

MR. SHAW: Thank you.

HUDSON VALLEY RECYCLING (PLOTKIN SITE)

MR. EDSALL: That applicant has received some information that we had talked about at the workshop and he was not satisfied that they had all the information that he wanted so he's withdrawing his appearance for this evening.

CORRESPONDENCE

KIELLY ESTATES SUBDIVISION (03-01)

MR. PETRO: Request for extension of preliminary approval granted June 9, 2004, request extension of preliminary approval granted by the New Windsor Planning Board on June 9, 2004 for Kielly Estates Subdivision which is presently being reviewed by the Orange County Department of Health. Please review this matter on the December 8, 2004 planning board meeting.

MR. EDSALL: Myra, this was this application under new zoning or is this one of the applications, '03, it should be just--

MS. MASON: I thought when we had that meeting you had said this was one configured under the new zoning.

MR. EDSALL: I believe it is.

MS. MASON: I'm not sure though.

MR. PETRO: Mark, is that up to us to, are you just doing it as a courtesy?

MR. EDSALL: No, I'm just looking to make sure what we're doing.

MR. PETRO: Now, where you're headed with it, see, if you give them the preliminary and it goes passed October 3 of '05 then it's all a moot point anyway, they need final approval.

MS. MASON: Mark, I think this project number is an '04 number.

MR. EDSALL: Says '03-01.

MR. PETRO: We can give them the extension.

MR. EDSALL: Six months.

MR. PETRO: Then notify them unless they have a final--

MR. EDSALL: Well, they can to see if it's subject to that issue.

MR. PETRO: If it is then I would, somebody should really give them a call and tell them to get going or they're going to lose it.

MR. EDSALL: Why don't you do six months.

MR. PETRO: Need a motion for extension for the Kielly Estates.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant 6 month extension from whatever their expiration date is, Myra, on the Kielly Estates subdivision. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

DISCUSSION

MR. KRIEGER: Since this is the last meeting that I will be with you, I want to thank each of you for giving me the opportunity to serve the board which I have tried to do to my best ability and I hope to your satisfaction. Thank you.

MR. ARGENIO: Very good, Andy.

MR. PETRO: You took half of my little thing I was going to thank you from the board because you have been here I think as long as I have, if not longer.

MR. KRIEGER: Longer, about 25 years.

MR. PETRO: And I want to say we appreciate your helping us along. Ron, the same thing to you, I know you came here in 1987, you've been a pain in my ass since.

MR. LANDER: Try to be.

MR. PETRO: I really appreciate it, very steady and always can count on you.

MR. LANDER: It's come a long way.

MR. PETRO: Thank you very much.

MR. ARGENIO: Hats off, it's a lot of years.

MR. PETRO: Motion to adjourn?

MR. LANDER: So moved.

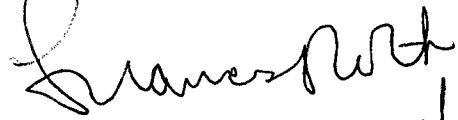
MR. ARGENIO: Second it.

ROLL CALL

December 8, 2004

MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

Respectfully Submitted By:



Frances Roth
Stenographer

12/13/04